

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** February 16, 2017

**Re:** February 22, 2017 Town Board Meeting Agenda

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**Following is a review/analysis of the items listed on the 2/22/17 Town Board agenda:**

FORMAL AGENDA ITEMS:

**1. MIKE SHIELDS/AMISH SHEDS, 8570 MAIN STREET.**

**Location:** North side of Main Street east of Harris Hill Road.

**Description/History:** Existing retail use located in the Harris Hill TND.

**Proposal:** Applicant would like to obtain a new Temporary Conditional Permit for outside display of products. This TCP was not renewed in 2016 to give the applicant an opportunity to acquire more space in the existing plaza and to come forward with a more long term plan.

**Comprehensive Plan:** Area identified within the Harris Hill Traditional Neighborhood District.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority for issuing Temporary Conditional Permits.

**Issues:** New display area to include 13 total items in a pleasing configuration. A public hearing date will need to be established to consider the permit.

## **2. RUSSELL SALVATORE/THE ABBEY, 6449 TRANSIT ROAD.**

**Location:** East side of transit Road north of Old Post Road.

**Description/History:** Existing previously approved Special Exception Use Permit to allow for a mixed use project currently under construction.

**Proposal:** Applicant is seeking an amendment to the previously approved architectural style.

**Comprehensive Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** As the Town Board is the final approval authority for Special Exception Use Permits, any modification to the original approval will require Town Board approval.

**Issues:** The Planning Board has forwarded a unanimous recommendation on the updated design that includes a mix of materials. Instead of an all brick façade, the applicant is proposing a mix of materials to include brick, stone and vinyl.

## **3. TOWN SOLAR CODE.**

The Town Planning Board has completed a draft solar code dealing with ground mounted installations. The Planning Board has forwarded a unanimous recommendation to adopt the code as prepared. A Negative Declaration under SEQRA has been issued and the Town Board may set a public hearing date to consider formal adoption of the code.

## **WORK SESSION ITEMS:**

### **1. FRANK WAILAND/ROLLMAR DEVELOPMENT, 8630 ROLL ROAD.**

**Location:** North side of Roll Road east of Harris Hill Road.

**Description/History:** Existing Industrial Building located in the Industrial Business Park Zone.

**Proposal:** Applicant is proposing to reuse the existing industrial building and convert it to an indoor recreational use.

**Comprehensive Plan:** Area identified in an industrial classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority for uses in the Industrial Business Park Zone.

**Issues:** Parking expansion and construction of an on-site sanitary facility along with exterior building improvements.

**2. DR. DANIELS/LEGACY WOODS, WEST SIDE OF NEWHOUSE ROAD SOUTH OF CLARENCE CENTER ROAD.**

**Location:** West side of Newhouse Road south of Clarence Center Road.

**Description/History:** Existing vacant land consisting of 56+/- acres in the Residential Single Family Zone.

**Proposal:** Applicant is seeking approval to develop a 51 +/- lot Open Space Design Subdivision.

**Comprehensive Plan:** Area identified in a residential classification and within Erie County Sewer District #5

**Reason for Town Board Action:** Per the Zoning Law the Town Board has final approval authority to approve Open Space Design Developments.

**Issues:** Referral to the Planning Board will initiate formal review of the proposal.